



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

DONALD L. WOLFE, Director

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ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-5**

February 2, 2006

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**RESOLUTION OF SUMMARY VACATION  
ALLEY WEST OF COTTAGE STREET AND SOUTH OF  
FLORENCE AVENUE - WALNUT PARK  
SUPERVISORIAL DISTRICT 1  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the vacation of the Alley west of Cottage Street and south of Florence Avenue, pursuant to the enclosed Resolution of Summary Vacation, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with Sections 15304, 15305, and 15321 of Title 14 of the California Code of Regulations (the State CEQA Guidelines).
2. Find that:
  - a. Pursuant to Section 8334(a) of the California Streets and Highways Code, the Alley west of Cottage Street and south of Florence Avenue is excess right of way and not required for street or highway purposes.
  - b. As required by Section 892 of the California Streets and Highways Code, the Alley west of Cottage Street and south of

Florence Avenue, as described in the enclosed Resolution of Summary Vacation, is not useful as a nonmotorized transportation facility.

3. Adopt the enclosed Resolution of Summary Vacation, Alley west of Cottage Street and south of Florence Avenue in the vicinity of Walnut Park, to vacate the Alley west of Cottage Street and south of Florence Avenue, as described in Exhibit A and depicted in Exhibit B of the Resolution.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Primestor Development, Inc., on behalf of Florence Alameda Associates, LLC, one of the underlying fee owners, requested this vacation to remove from the record County interest and public easement rights within the proposed vacation area. Primestor Development proposes to merge the area vacated into the redevelopment project La Alameda, a proposed regional shopping center at the corner of Florence Avenue and Alameda Street. Vacation and abandonment of the right of way provides additional buildable area to the proposed shopping center.

The proposed redevelopment project will help support the community's interest by creating access to commerce activities in the area. Vacation/closure of the alley will have minor impact on traffic circulation and will not cutoff access to adjacent properties or negatively impact the surrounding properties.

It is in the County's best interest to vacate this right of way since it no longer serves the purpose for which it was dedicated and is not required for general public access, circulation, or as a nonmotorized transportation facility.

#### **Implementation of Strategic Plan Goals**

This action meets the County Strategic Plan Goal of Service Excellence. By vacating and allowing the alley to merge with the adjoining properties, the development will help improve the quality of life of the residents in the immediate area. This action is also consistent with the County's Strategic Plan Goal of Fiscal Responsibility as the vacation of the Alley west of Cottage Street and south of Florence Avenue will result in added revenue through assessment and taxation and reduce the County's possible exposure to liability.

### **FISCAL IMPACT/FINANCING**

Vacation of the Alley will not have a negative fiscal impact on the County's budget. A fee of \$2,000 has been paid by the petitioner to defray the expenses of investigation. The fee is authorized by your Board in a Resolution adopted May 4, 1982, Synopsis 62 (Fee Schedule), and as prescribed in Section 8321 (d) of the California Streets and Highways Code.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The area to be vacated contains approximately 2,808 square feet and is shown on the map attached to the Resolution.

The Streets and Highways Code, Section 8334, provides "The legislative body of a local agency may summarily vacate any of the following: (a) An excess right-of-way of a street or highway not required for street or highway purposes."

The County's interest was acquired by dedication on map of Rem Nadeau Tract, recorded in Book 6, page 71, of Maps, in the Registrar-Recorder/County Clerk's office of the County of Los Angeles as an easement for public alley purposes.

Adoption of the enclosed Resolution of Summary Vacation will terminate the County's right and interest in the public easement. Your action will also result in the property being unencumbered of the public easement, thereby, allowing the underlying fee owners to exercise their reversionary rights over the vacated area.

### **ENVIRONMENTAL DOCUMENTATION**

Based on the foregoing, this proposed vacation is categorically exempt from CEQA as specified in Sections 15304, 15305, and 15321 of the State CEQA Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The County of Los Angeles Fire Department has determined that no fire protection facilities will be affected by the proposed vacation. The County of Los Angeles Regional Planning Commission has determined that the proposed vacation is not in conflict with the County adopted General Plan. The County of Los Angeles Departments of Parks and Recreation and Regional Planning have determined that the vacation area is not suitable for bicycle paths and trails.

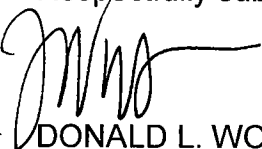
The Honorable Board of Supervisors  
February 2, 2006  
Page 4

### **CONCLUSION**

This action is in the County's best interest. Enclosed are two originals of the Resolution of Summary Vacation, approved as to form by County Counsel. Upon adoption of the Resolution, please return one executed original and a copy to us for further processing. We will record the Resolution and return the executed original Resolution to you when recorded. In the interim, please retain one executed original for your files.

One adopted copy of this letter is requested.

Respectfully submitted,

  
for DONALD L. WOLFE  
Director of Public Works

JLS:in  
P5:blCOTTAGEst.doc

Enc.

cc: Chief Administrative Officer  
County Counsel

**RESOLUTION TO VACATE  
ALLEY WEST OF COTTAGE STREET AND SOUTH OF FLORENCE AVENUE**

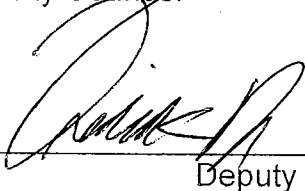
THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The County of Los Angeles is the holder of an easement for public alley purposes (hereafter referred to as the Easement) in, over, and across the real properties legally described in Exhibit A and depicted on Exhibit B, both attached hereto. The Easement, sometimes referred to as Alley west of Cottage Street and south of Florence Avenue, is generally located in the vicinity of Walnut Park in the County of Los Angeles State of California.
2. The Easement is excess right of way and not required for street or highway purposes.
3. There are no in-place public utility facilities that are in use and would be affected by the vacation of the Easement.
4. The Easement is not useful as a nonmotorized transportation facility as defined in Section 887 of the California Streets and Highways Code.
5. The Easement is hereby vacated pursuant to Chapter 4, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8330.
6. Public Works be authorized to record the certified copy of this Resolution in the Registrar-Recorder/County Clerk's office, at which time the Easement shall no longer constitute a public easement.

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,  
County Counsel

By

  
Deputy

VIOLET VARONA-LUKENS  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By

Deputy

## EXHIBIT A

Alley West of Cottage Street and  
South of Florence Avenue  
A.M.B. 6025-026  
T.G. 674-H7  
I.M. 099-217  
S.D. 1  
Job No. M0588116-1

### Legal Description

That portion of that certain ALLEY, 15 feet wide, in the unincorporated territory of County of Los Angeles, State of California, as shown on and dedicated to the public use by map of REM NADEAU TRACT, recorded in Book 6, page 71, of Maps, in the Registrar-Recorder/County Clerk's office of said County, lying southerly of and adjoining Lots 1, 2, 3, and 4, of said Tract.

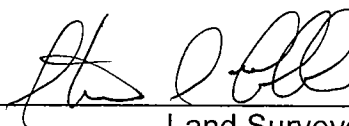
Total Area: 2,808± square feet.

Description Approved

1/25, 20 06

DONALD L. WOLFE  
Director of Public Works

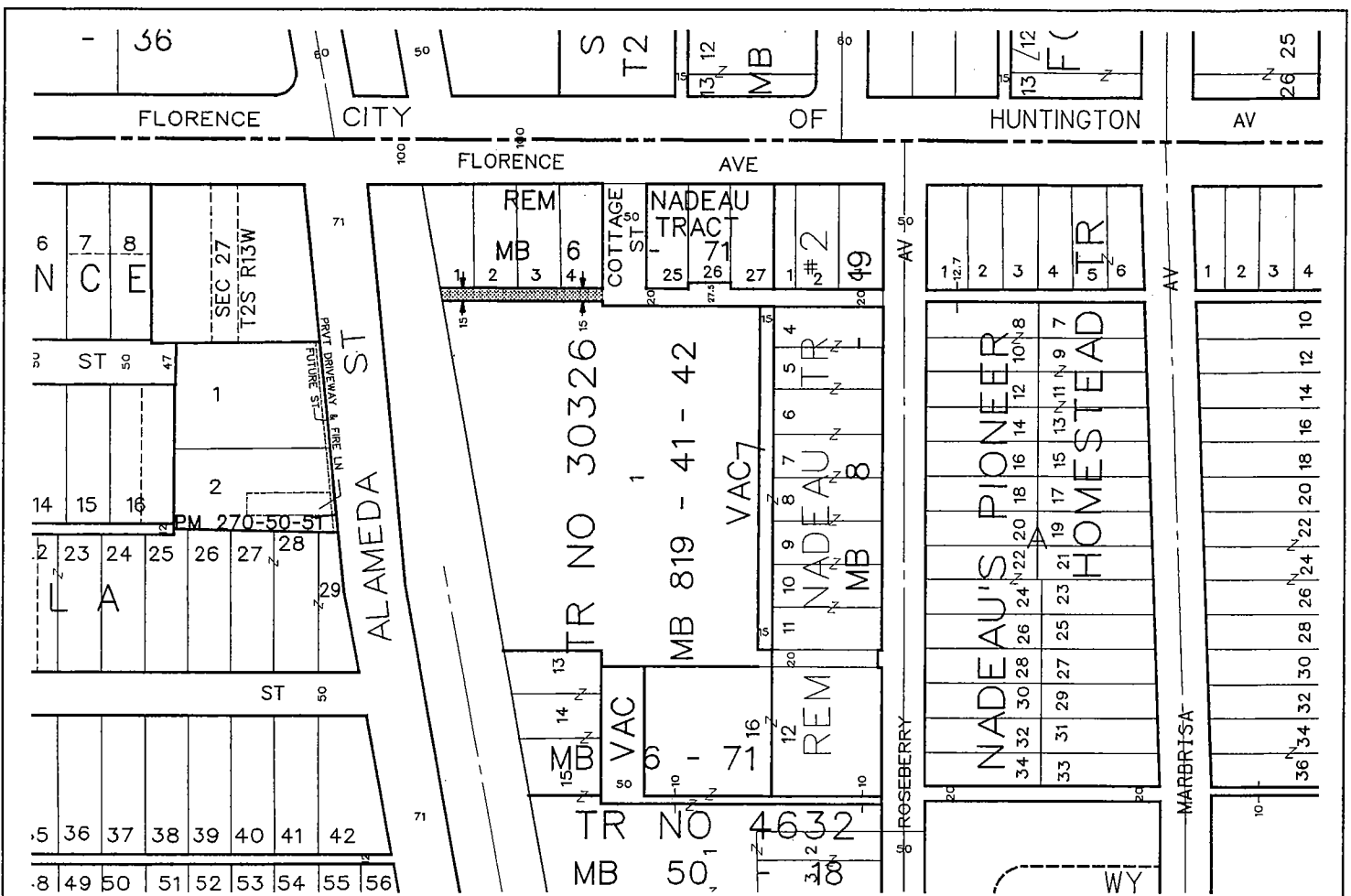
By



Land Surveyor

Mapping & Property Management Division





SUBJECT  
LOCATION

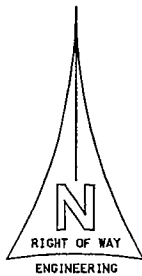


EXHIBIT B

### LEGEND



Area to be vacated

Total Area 2,808 ± s.f.

REVISIONS

1.

2.

3.

DEPARTMENT OF PUBLIC WORKS

MAPPING & PROPERTY MANAGEMENT DIVISION

SD.

RD.

A.M.B.

T.G.

1

141

6025-026

674-H7

ALLEY W/O COTTAGE  
ST AND S/O  
FLORENCE AVE

DRAWING NO.  
M0588116-1

SCALE

DATE

I.M.

NONE

12-19-05

099-217